



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Comments:

Application Number: #12320-746⁰⁰

Commission/Group: _____

Date Received: 10 Dec. 2012

Planning Area: _____

Date of Hearing: FEB. 2013

Acreage: _____

Fee: \$1900

Existing Zoning: _____

Accepted by: [Signature]

Zoning Map #: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe _____

LOCATION

1. Certified Address Number and Street Name 3900 West Broad Street

City Columbus

City/State Ohio

Zip 43228

Parcel Number (only one required) 570-189622

APPLICANT

2. Name DaNite Sign Co.

3. Address 1640 Harmon Ave.

City/State Columbus, OH

Zip 43223

4. Phone # 444-3333

Fax # _____

Email _____

PROPERTY OWNER(S)

2. Name Robert Layman, Jr., TR

3. Address 3900 West Broad St.

City/State Columbus, OH

Zip 43228

4. Phone # _____

Fax # _____

Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Jeffrey L. Brown / David Hodge / Smith & Hale LLC

9. Address 37 W. Broad St., Suite 725

City/State Columbus, OH

Zip 43215

10. Phone # 221-4255

Fax # 221-4409

Email _____

SIGNATURES

11. Applicant Signature DaNite Sign Co.

By: [Signature]

12. Property Owner Signature Robert Layman, Jr., TR

By: [Signature]

13. Attorney / Agent Signature _____

[Signature]

DEC 10 2012

BUILDING & ZONING SERVICES



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

12320-00746
3900 WEST BROAD
STREET

One Stop Shop Zoning Report Date: Fri Jan 4 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3900 W BROAD ST COLUMBUS, OH

Mailing Address: 3900 W BROAD ST
COLUMBUS OH 43228

Owner: LAYMAN ROBERT A JR TR

Parcel Number: 570189622

ZONING INFORMATION

Zoning: ANNEX5183, Residential, R
effective 6/22/1981, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: WEST BROAD STREET/ GREATER HILTOP RCO

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Greater Hilltop Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

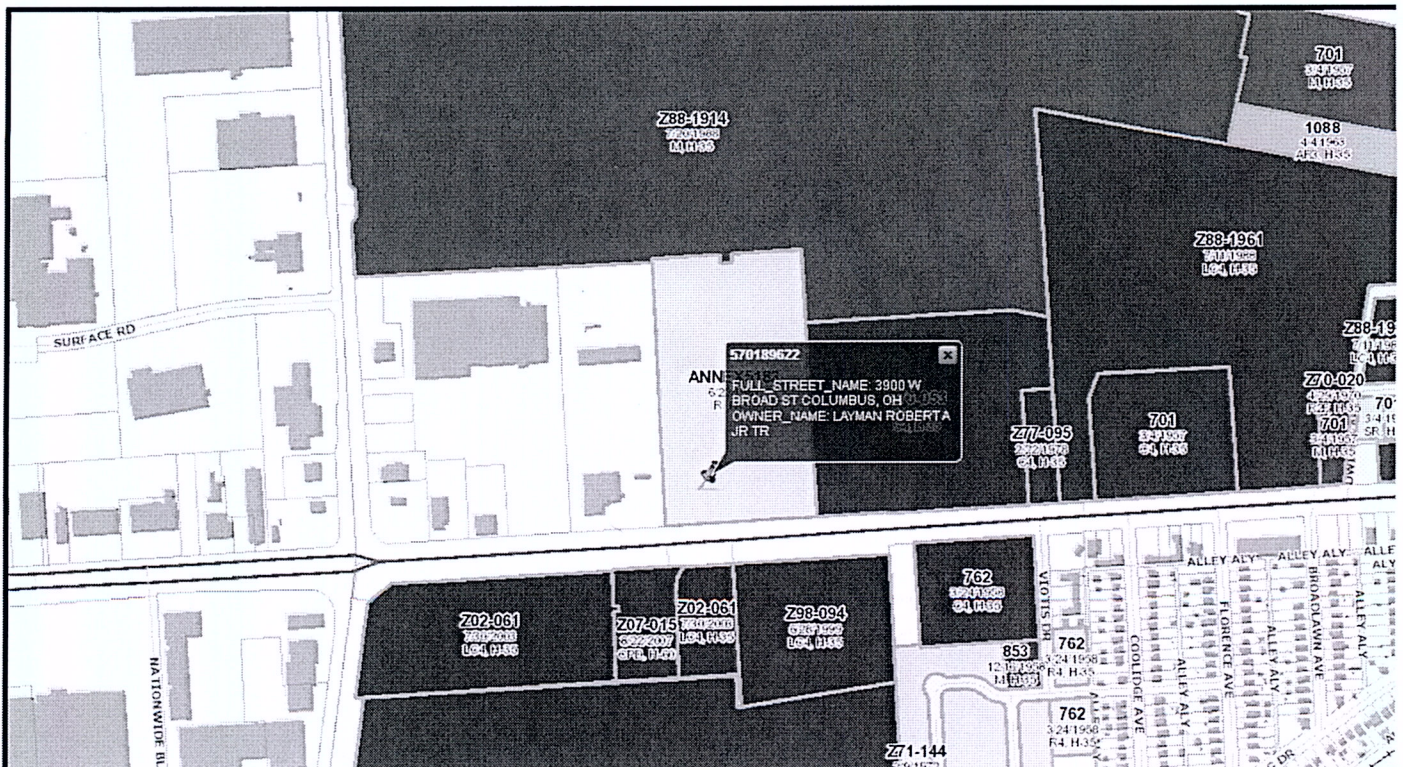
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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AFFIDAVIT

(See next page for instructions)

APPLICATION # _____

12320-00746
3900 WEST BROAD
STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 3900 West Broad Street
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Robert Layman, Jr., TR
3900 West Broad St.
Columbus, OH 43228

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

DaNite Sign Co.
444-3333

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Greater Hilltop Area Commission
c/o Greg Large
1484 Seeran Pl., Columbus, OH 43204

and that the following is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

Please see attached list.

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

(8)

David Hodge
10th day of December, in the year 2012
Natalie C. Timmons
9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



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STATEMENT OF HARDSHIP

APPLICATION # _____

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
 4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

Please see attached statement.

Signature of Applicant _____ Date _____

Statement of Hardship

3900 West Broad Street

**12320-00746
3900 WEST BROAD
STREET**

The applicant is requesting a series of variances to allow for a new sign, all part of an improvement to this property that is zoned R, Rural but has long been used commercially as a car dealership. Although the property's use has been a car dealership - Bobby Layman Chevrolet - it is zoned in the R, Rural district in the City. The buildings on the property have been razed and the property owner is in the process of a significant improvement, both functionally and aesthetically. Implementation of the property owner's signage package requires the following variances – due in part to the fact that the underlying zoning of the property is R, Rural.

3376.09, Permanent signs for other uses in residential districts.

This section allows a nonresidential, nonconforming use on a residentially zoned property to display a maximum of one permanent identification sign limited as to size and location on the property. Here the applicant is planning a new freestanding sign, which is in addition to existing signage on the property. The sign being requested is unique in that it is affixed to a new freestanding building entry element structure. Because the entry element is freestanding and a sign will be affixed, this is considered a freestanding sign. The entry element is 40' wide and 28' tall, the signage to be affixed to the new building entry element will be 105 s.f.

3372.806, Graphics.

This section of the Regional Commercial Overlay provides ground sign standards specifying setback, height, overall sign area, address information and address letter/number size requirements, and sign base size, landscaping and materials regulations. The proposed sign does not comply with these requirements, therefore to allow for the new sign which is technically a ground sign, but reads like a wall sign, the applicant requests a variance to this section.

3376.02, Illumination in residential districts.

The section provides the permanent on-premises signs in residential districts shall use no more than two colors, a variance is requested to this section because the proposed sign will have three colors.

The applicant respectfully requests the grant of these variances. The redevelopment of this property consists of a significant reinvestment and improvement to this stretch of West Broad Street, such redevelopment should be encouraged and fostered. This property, used commercially for an extensive period of time, was never zoned after it was annexed to the City of Columbus in 1981. These variances are largely technical in that the sign is considered a ground sign even though it reads like a wall sign.

These facts warrant, and require, the grant of the requested variances, exceptional and extraordinary site conditions and underlying circumstances exist, typically auto dealerships are zoned appropriately, here the property is zoned in the R, Rural district though used otherwise. The grant of these variances will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.

The applicant respectfully requests that the variance requests be approved.

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STREET

Danite Sign Company

Signature of Applicant: By: Dan 2 Hrdg

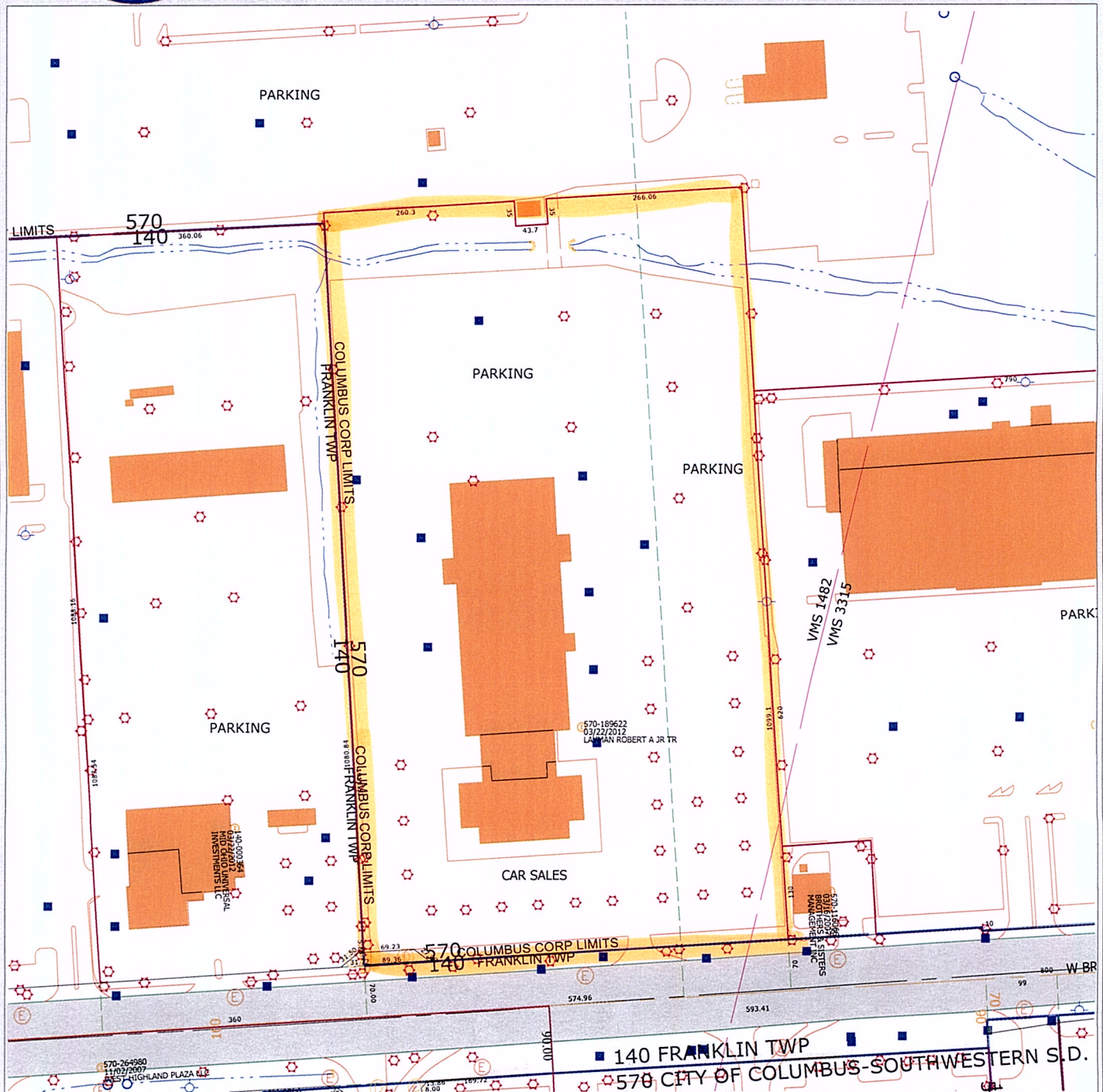
Date: 12 / 10 / 12



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 12/6/12



Disclaimer

Scale = 200

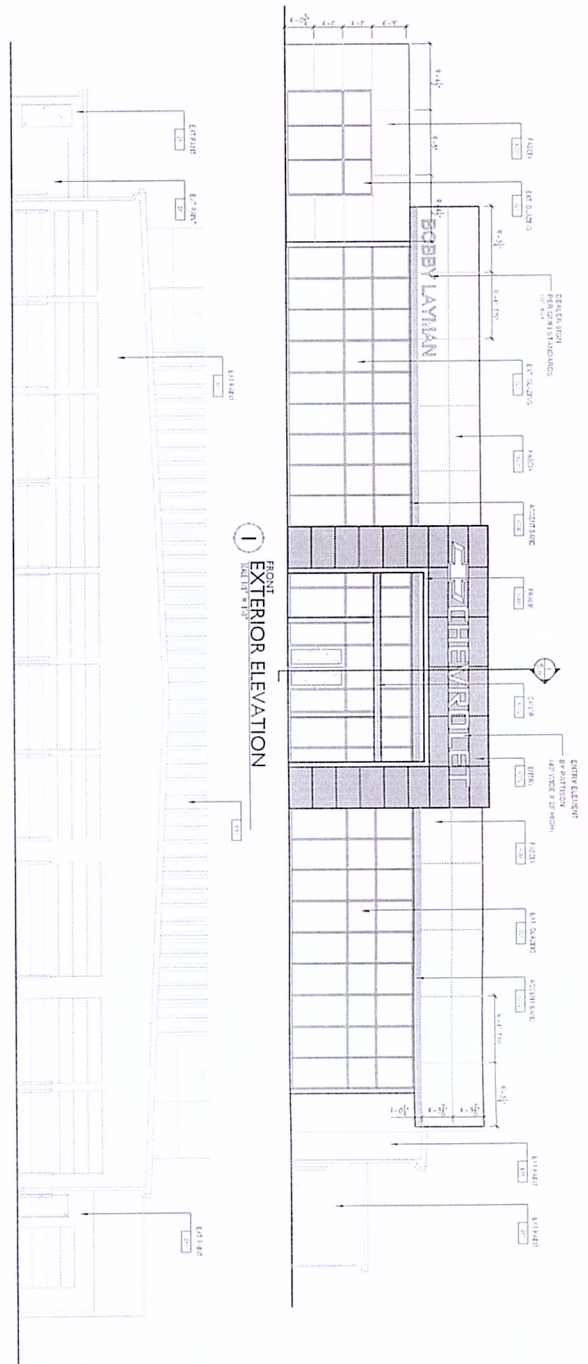
Grid
North

This map is prepared for the real property inventory within this county, survey plats, and other public records and data. Users of this map are information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

**12320-00746
3900 WEST BROAD
STREET**

ent

12320-00746 3900 WEST BROAD STREET



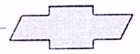
1 FRONT EXTERIOR ELEVATION

2 SIDE EXTERIOR ELEVATION

3 REAR EXTERIOR ELEVATION

4 SIDE EXTERIOR ELEVATION

SEE ALSO FOR
ADDITIONAL
NOTATION



1. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DETERMINE:
 - a. THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS' STANDARD SPECIFICATIONS, SECTION 4-3.35.
 - b. THE DEPTHER HAS NOT INSPECTED THE SITE, IT SHALL BE THE OWNERS OR AGENTS RESPONSIBILITY.
 - c. THESE DRAWINGS CONTAIN MISSTAL FOUNDATIONS.
 - d. ANY SIGN AND OUTLINE IDENTIFYING STRUCTURES SHALL BE A SEPARATE 1/4" SCALE CIRCUIT FROM ALL ELECTRICAL UTILITIES IN A 1/4" SCALE PLAN. ALL ELECTRICAL UTILITIES SHALL BE SHOWN AND MORE THAN 1/4" AND SHOULD BE A DETECTED CIRCUIT THAT IS NOT ON AN ENERGY MANAGEMENT SYSTEM.
 - e. IF THE SIGNS ARE CONNECTED TO A CIRCUIT ON AN ENERGY MANAGEMENT SYSTEM, A NONDETECTED CIRCUIT SHALL CARRY NO MORE THAN 15 AMP.

ELECTRICAL SPECIFICATIONS, SITE SPECIFIC CIRCUITS: (2) 20 AMP DEDICATED, 120 VOLT, WITH ISOLATED GROUND AND NEUTRAL CIRCUITS
ALPIS:

USE OR REUSE OF THIS DOCUMENT FOR OTHER LOCATIONS IS STRICTLY PROHIBITED WITHOUT APPROVAL OF ENGINEER.

SIGN: 22/25/28 X 40 Chevrolet Tower
HEIGHT: 22/25/28 OAH
DESIGN WINDLOAD: 90 MPH

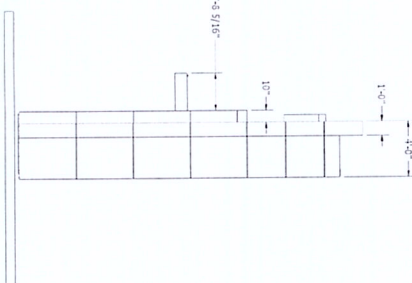
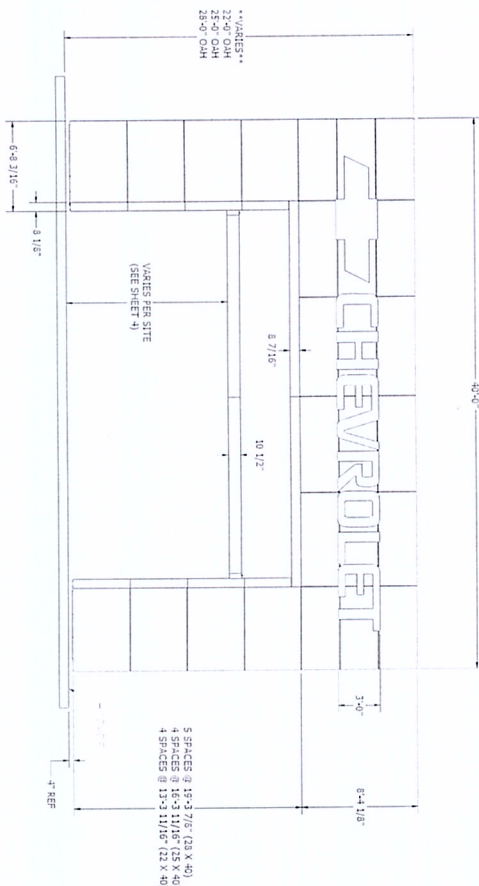
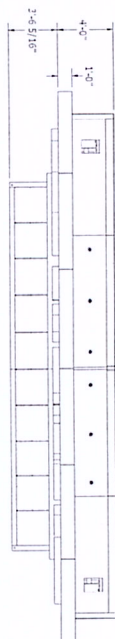
STANDARD NOTES:

1. ITEMS MAY BE PACKAGED AND SHIPPED AS A COMPLETE KIT
2. ESTIMATED WEIGHTS:
SPANNER = 6025 LBS

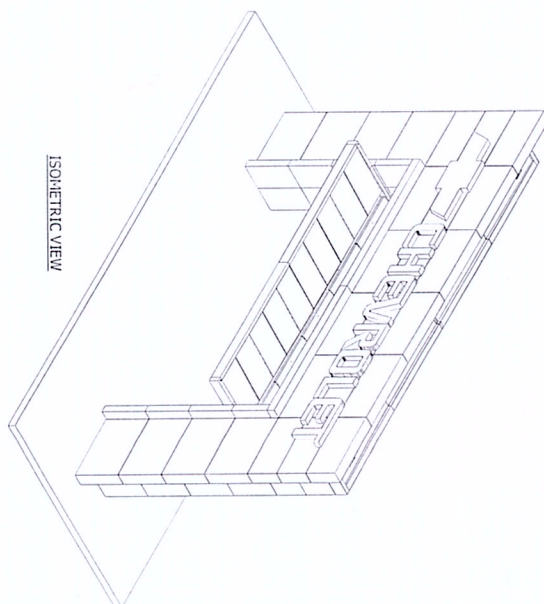
SPANNER = 6025 LBS
EACH LEG = 2900 LBS (26X+0)
2340 LBS (25X+0)
2065 LBS (22X+0)
CANOPY = 1375 LBS

3. FOUNDATIONS:

CAISSON: TOTAL CONCRETE: SEE SHEET 3
TOTAL EXCAVATION: SEE SHEET 3
VERTICAL SLAB: TOTAL CONCRETE: SEE SHEET 3
TOTAL EXCAVATION: SEE SHEET 3



ISOMETRIC VIEW

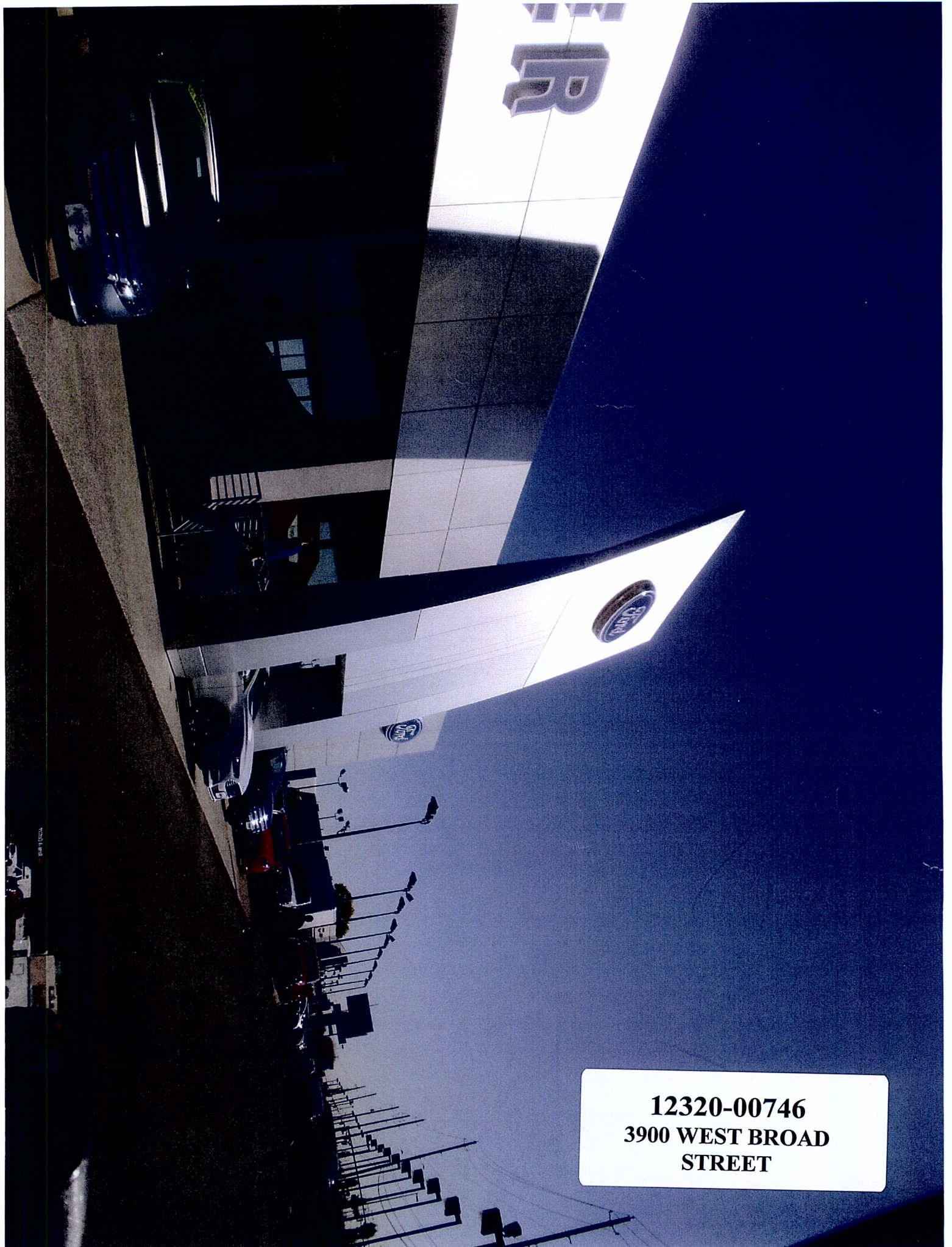


- SPECIAL TOOLS REQUIRED**
1-3/8" DRILL BIT OR HOLE SAW
2-3/4" HOLE SAW
4 LEVEL
1-1/4" WRENCH OR SOCKET WITH RATCHET
3/4" WRENCH OR SOCKET WITH RATCHET
PVC PRIMER
PVC GLUE
ROUTER WITH CUTOFF BIT
CIRCULAR SAW W/INTERAL BLADE
HACK SAW
IMPACT DRILL W/ 3/4" SOCKET

40' TOWER INSTALL @90 MPH

[illegible]

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STREET



12320-00746
3900 WEST BROAD
STREET



BUICK
GMC

12320-00746
3900 WEST BROAD
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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

12320-00746
3900 WEST BROAD
STREET

Being first duly cautioned and sworn (NAME) David Hodge

Of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
DaNite Sign Co.	1640 Harmon Ave., Columbus, OH 43223
Robert Layman, Jr., TR	3900 West Broad St., Columbus, OH 43223

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015